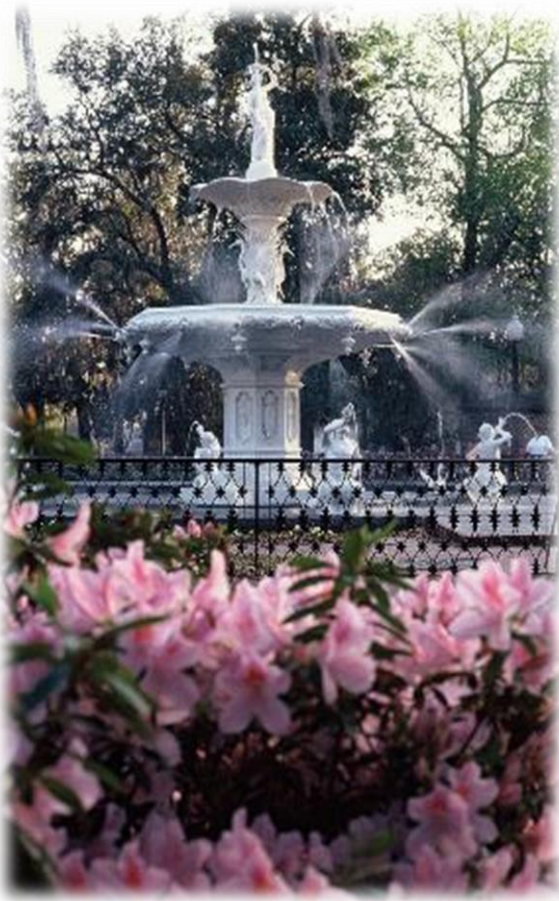


# **SHORT-TERM VACATION RENTALS: MANAGING GROWTH**



Monday, May 30, 2017

# AGENDA

- Review ground rules
- Highlight Council recommendations & timeline
- Review preliminary survey results
- How do we manage growth?
- Next steps



# GROUND RULES

- Respect one another
- No finger pointing—address the issue not the individual
- One person speaks at a time
- Be concise, stay on topic (Parking Lot)
- Focus on discussion—not individual issues
- Keep an open mind
- If you disagree, propose a solution
- Utilize comment cards



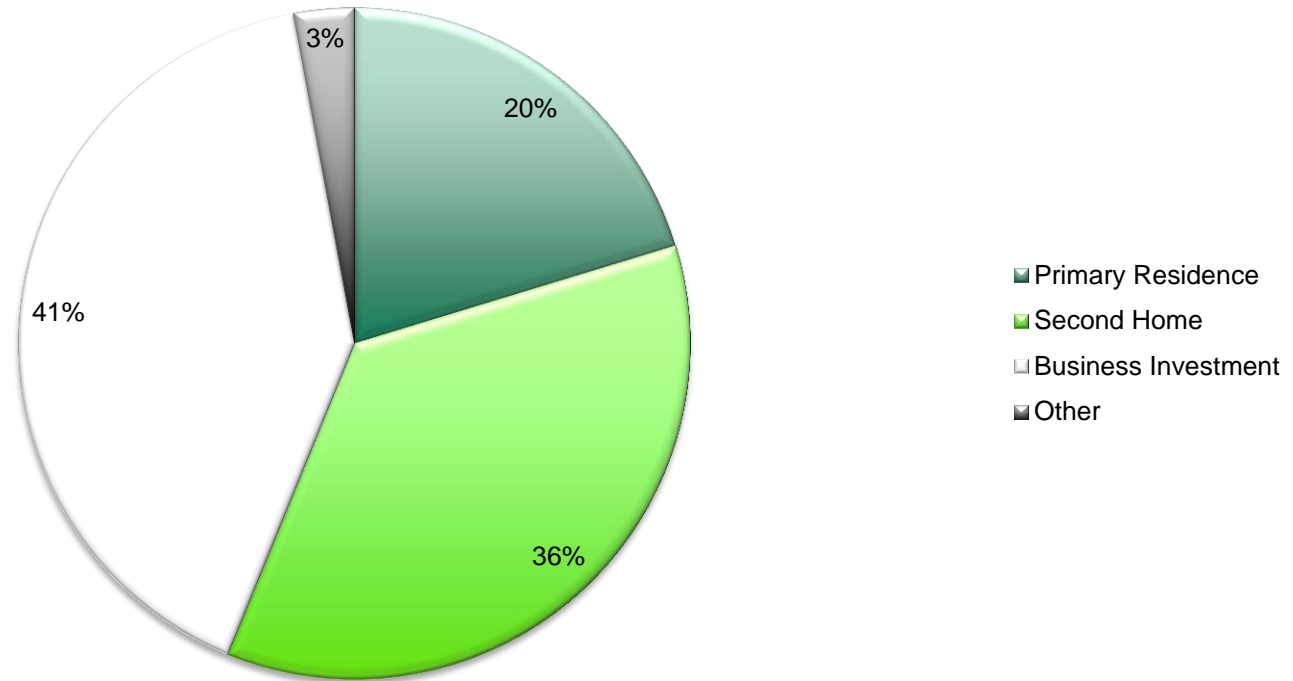
# COUNCIL RECOMMENDATION

- Continue to work with stakeholder groups to develop recommendations to:
  1. Manage growth
  2. Enhance administrative procedures
- Create 2 working groups on these topics to:
  - Analyzing data/maps
  - Developing survey of certified vacation rental owners
  - Researching best practices
  - Expanding/incentivizing use into blighted areas
  - Examine bed & breakfast homestays
- Report back to City Council with formal recommendation within 30-days:
  - Submit report in mid-June
  - Present to Council (July 6)

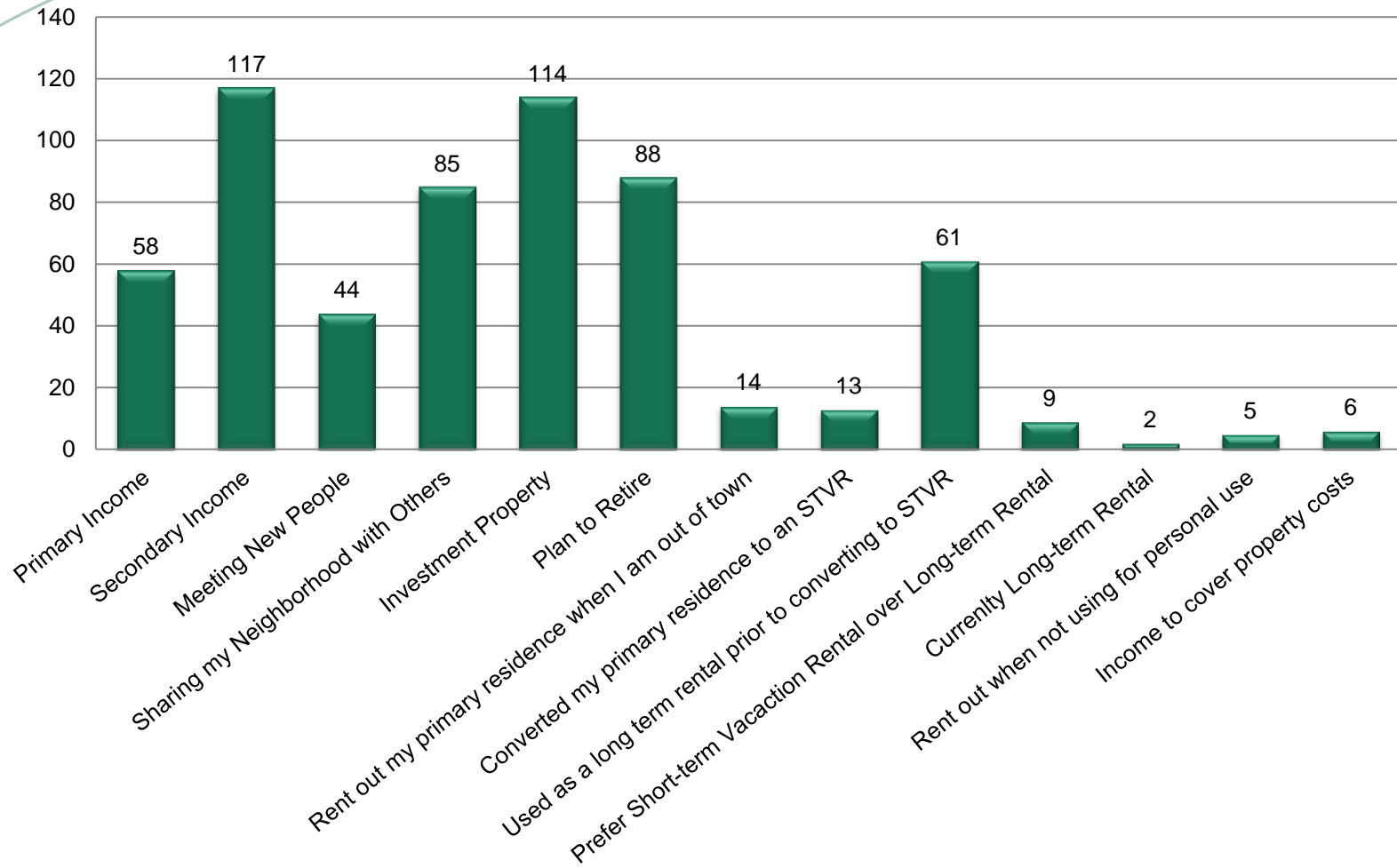


# PRELIMINARY SURVEY RESULTS

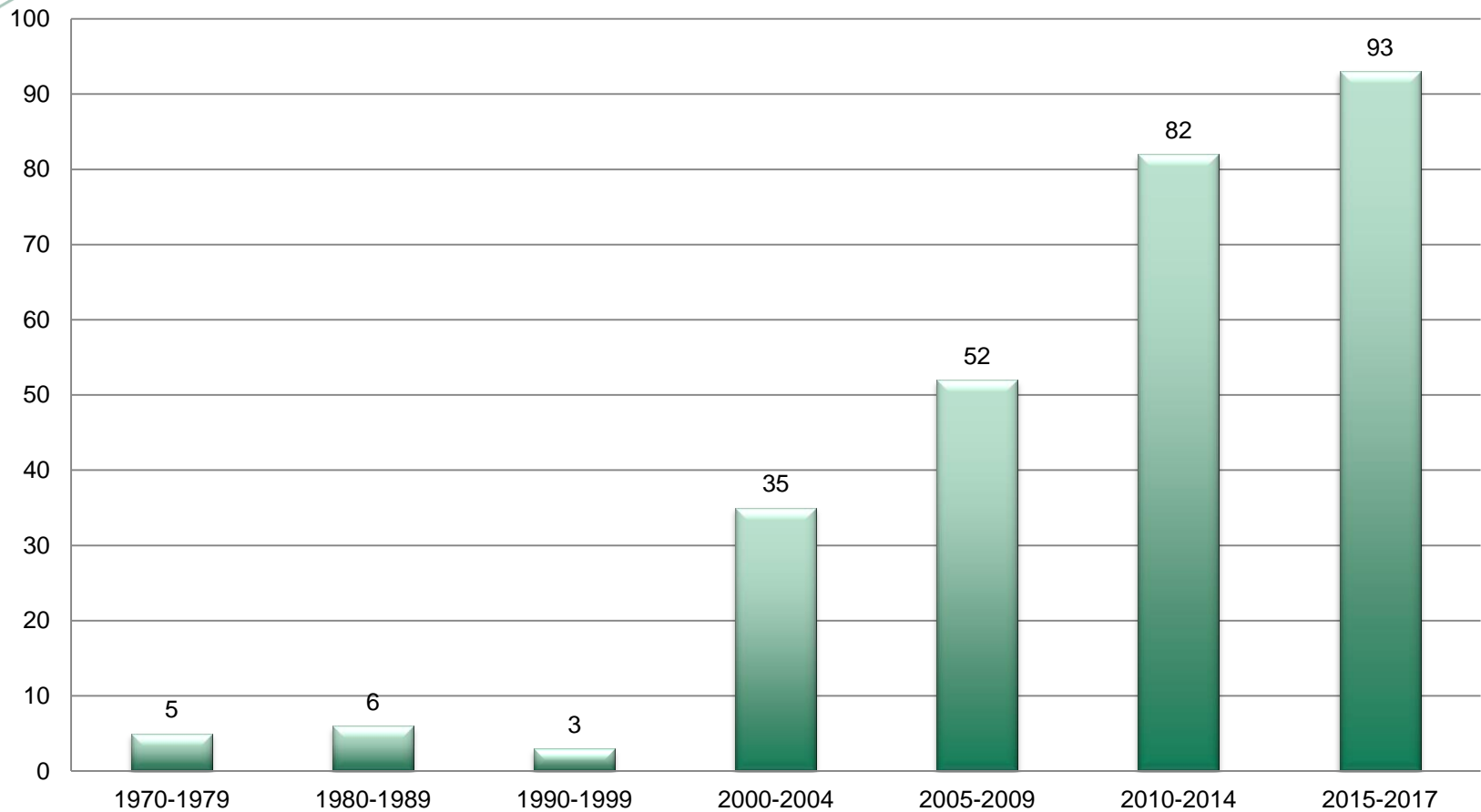
Please select the response that best describes your  
STVR



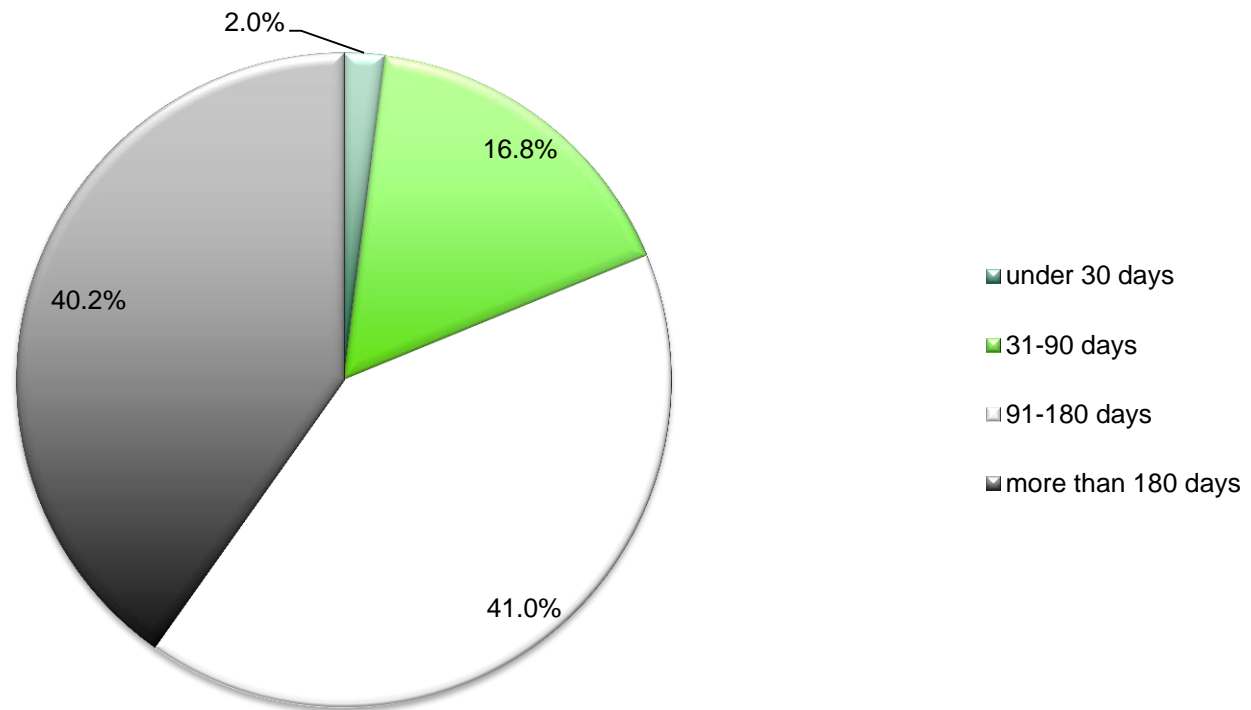
## Which response best describes your reason for using your property as an STVR? (check all that apply)



## What year did you purchase the property?

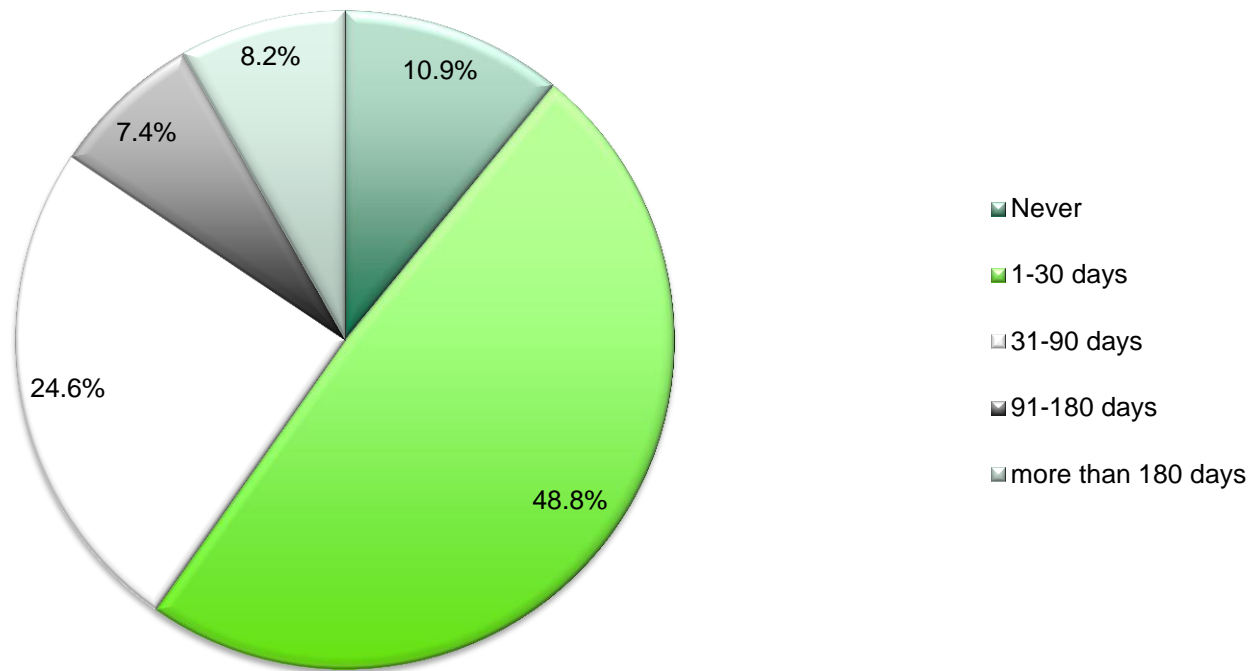


## How many days a year is your STVR occupied?

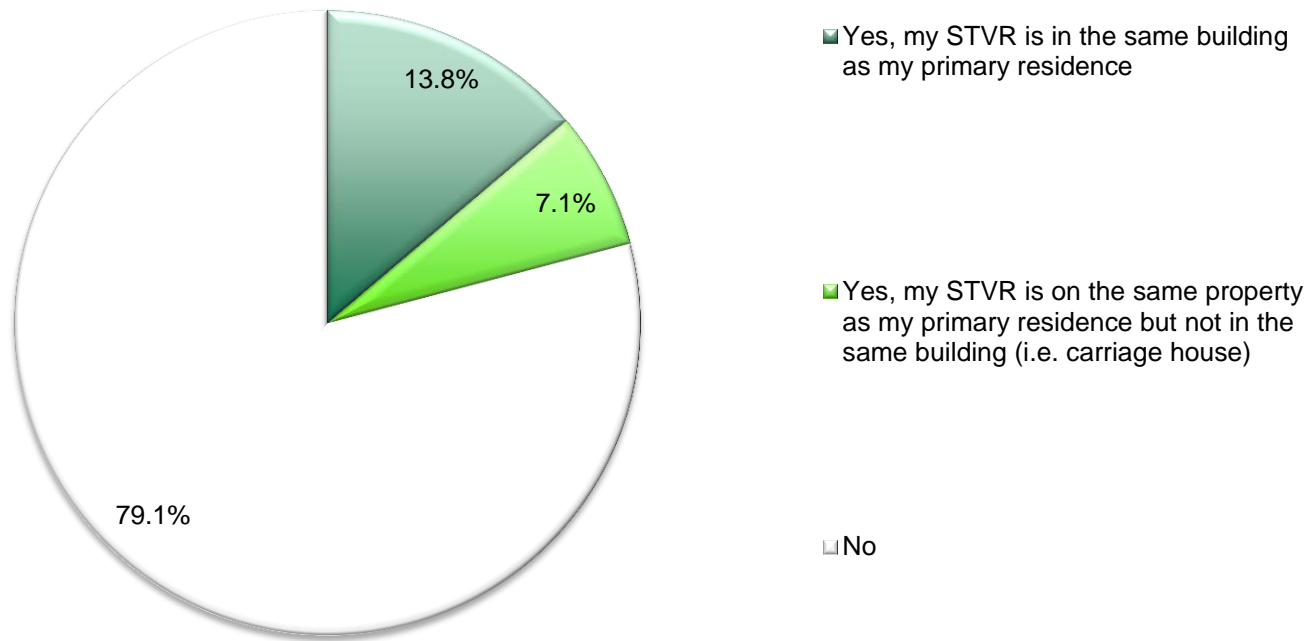




## How many days a year do you use your STVR for personal use?



## Are you present on the premises when guests stay in your STVR?

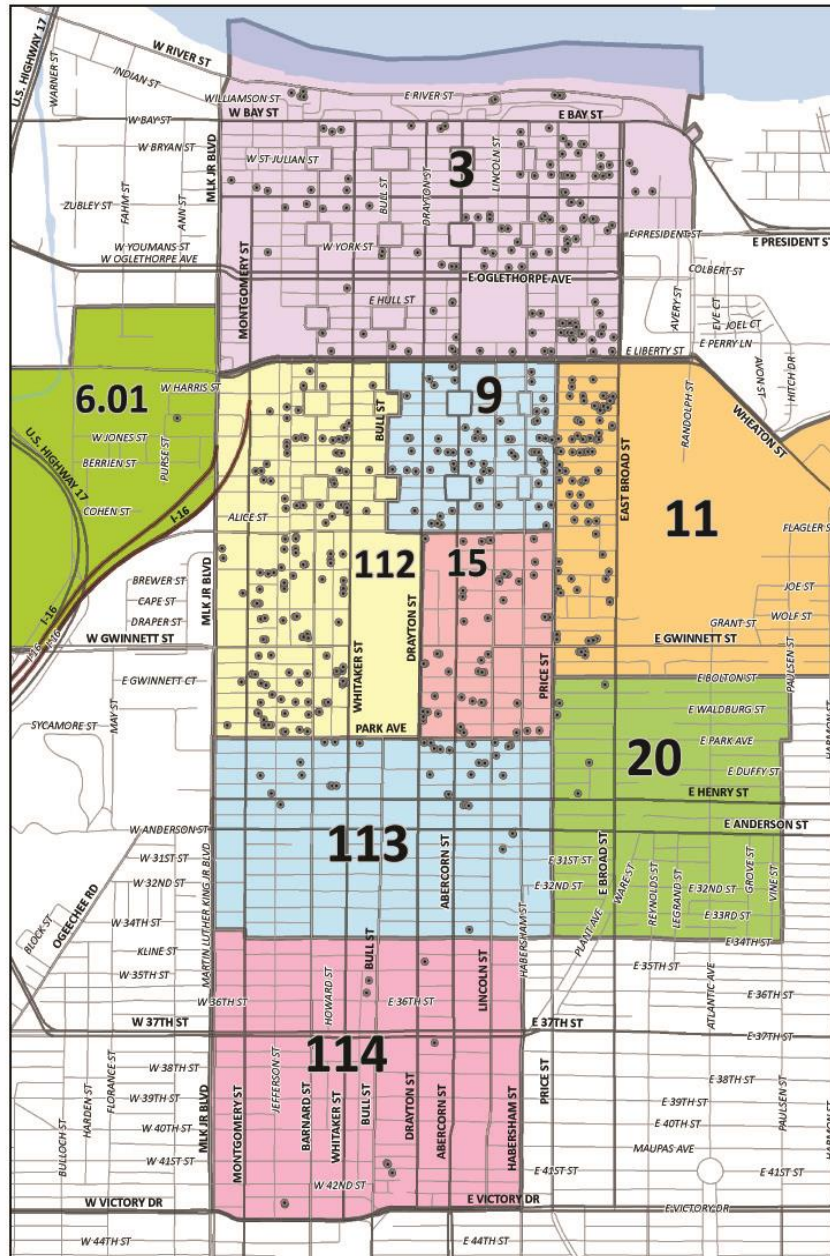


# MANAGING GROWTH?

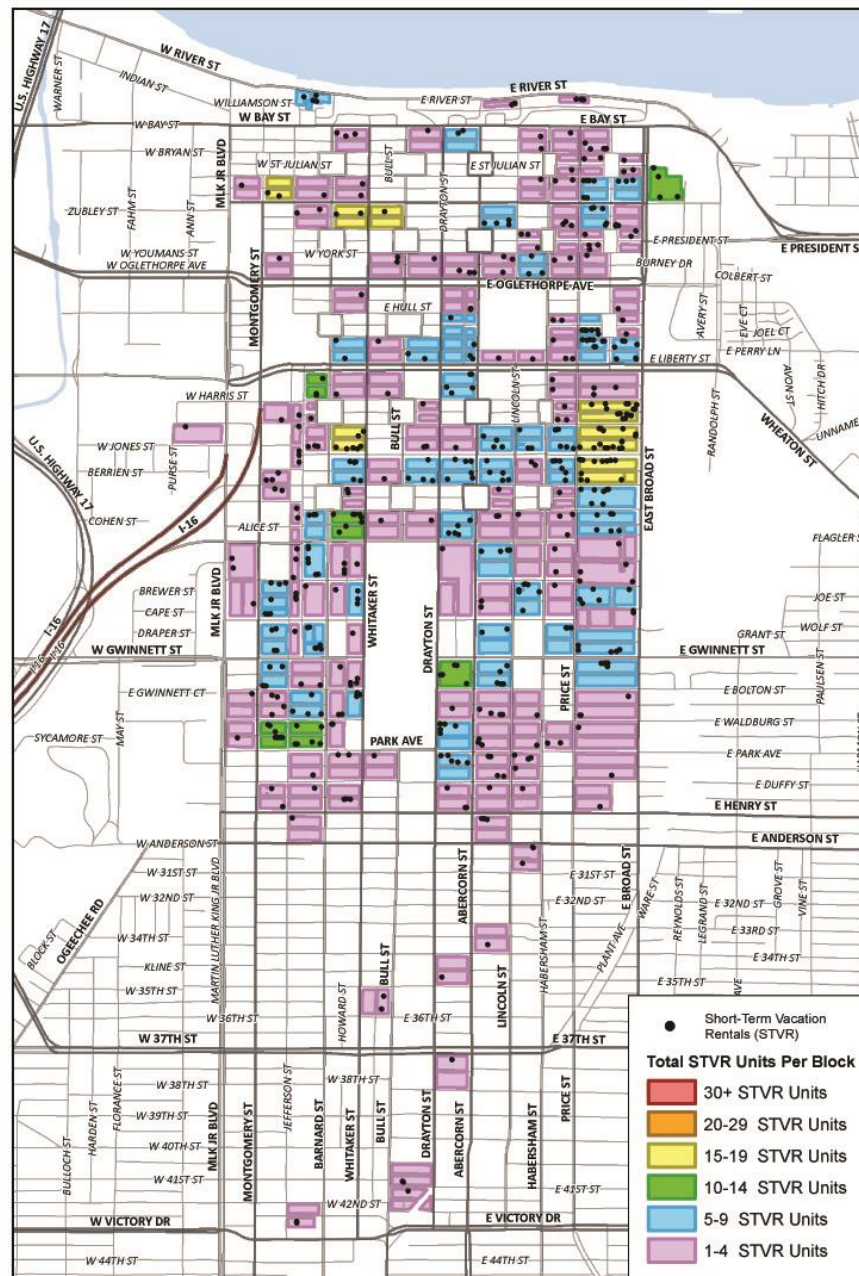
- **Limit the number of STVRs to prevent clustering:**
  - **Block?**
  - **Ward?**
  - **Census Tract?**
- **Review maps**
  - **All parcels vs residential parcels**
  - **New maps look at STVR numbers NOT STVR percentages**



# Census Tracts (2010) with Short-Term Vacation Rental (STVR) Units

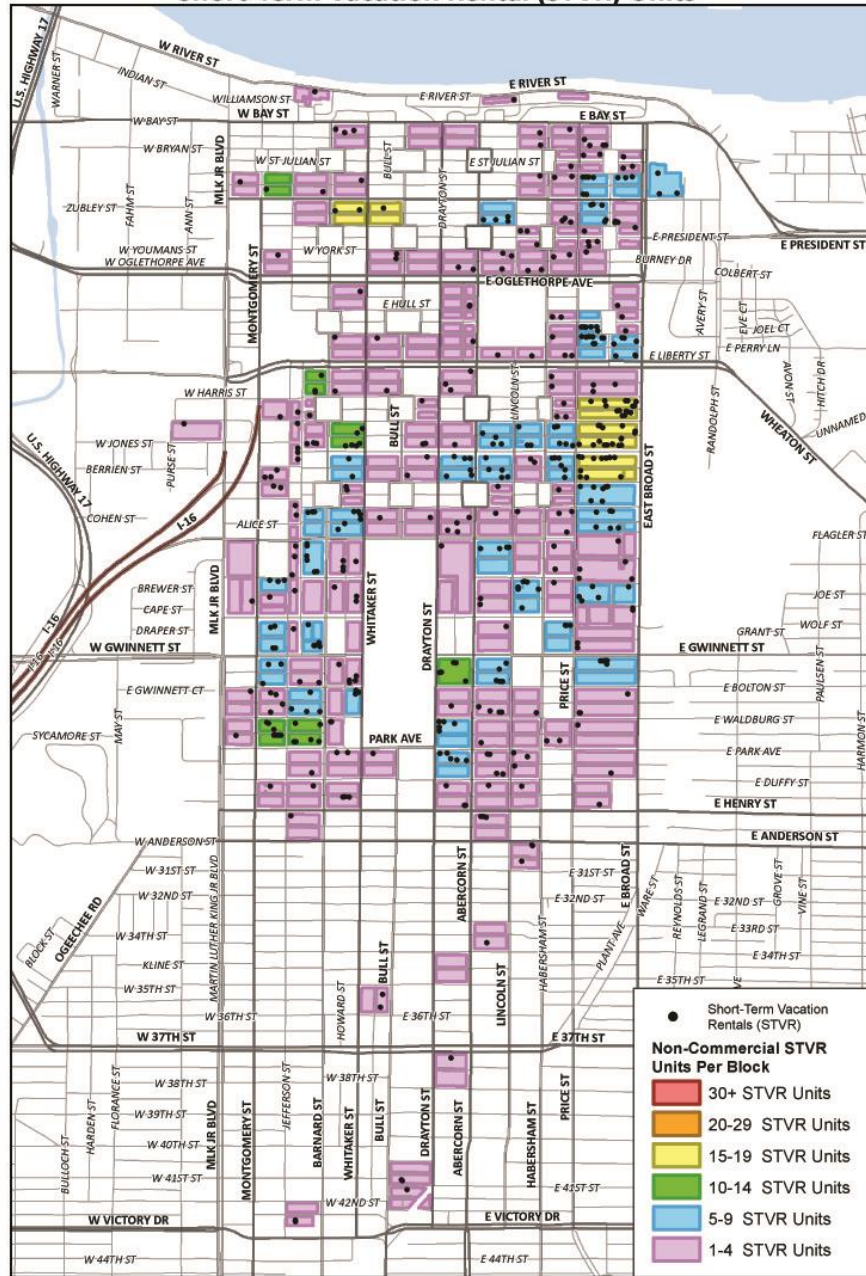


# Blocks with Short-Term Vacation Rental (STVR) Units





# Blocks with Non-Commercial Short-Term Vacation Rental (STVR) Units



**Legend:**

- Short-Term Vacation Rentals (STVR)

**Total STVR Units Per Block**

Red	30+ STVR Units
Orange	20-29 STVR Units
Yellow	15-19 STVR Units
Green	10-14 STVR Units
Blue	5-9 STVR Units
Pink	1-4 STVR Units



**Short-Term Vacation Rentals (STVR)**

● Short-Term Vacation Rentals (STVR)

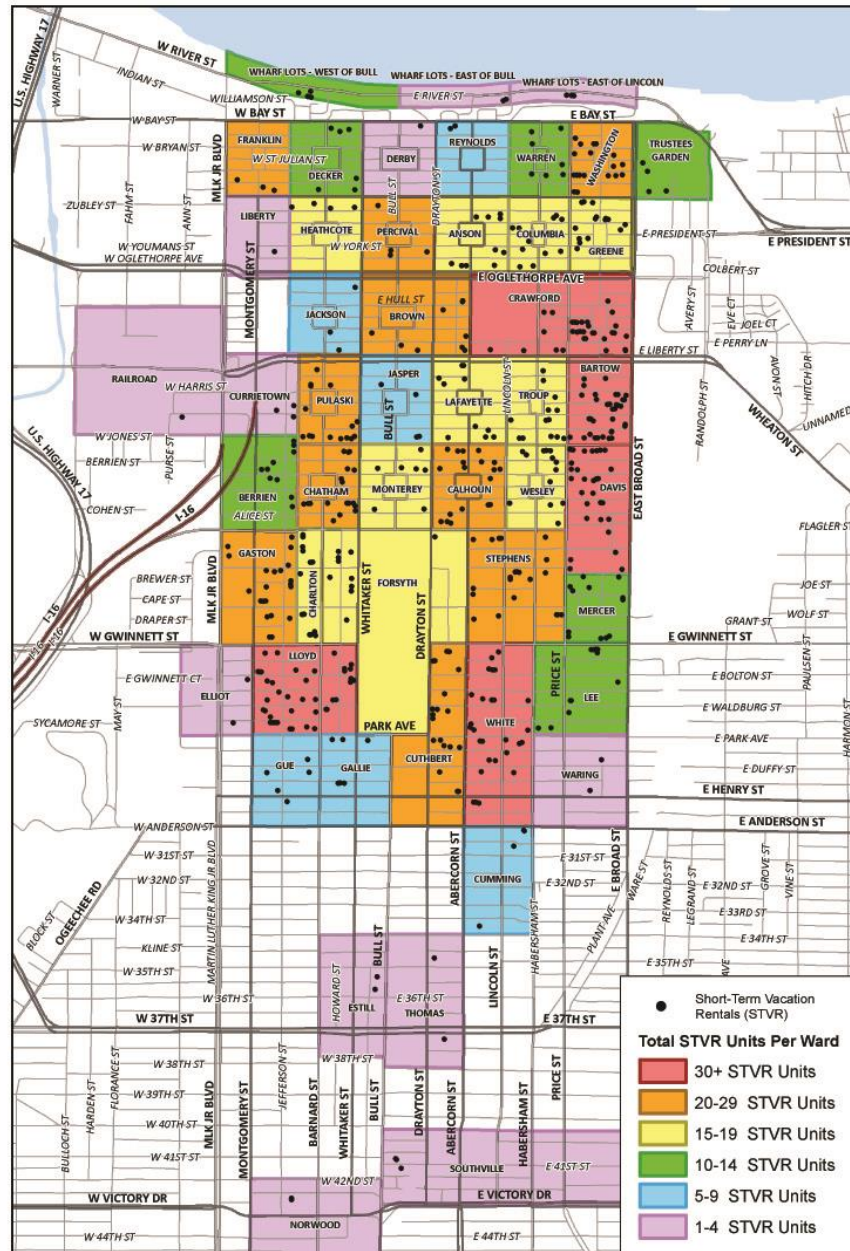
**Non-Commercial STVR Units Per Block**

Red	30+ STVR Units
Orange	20-29 STVR Units
Yellow	15-19 STVR Units
Green	10-14 STVR Units
Blue	5-9 STVR Units
Pink	1-4 STVR Units



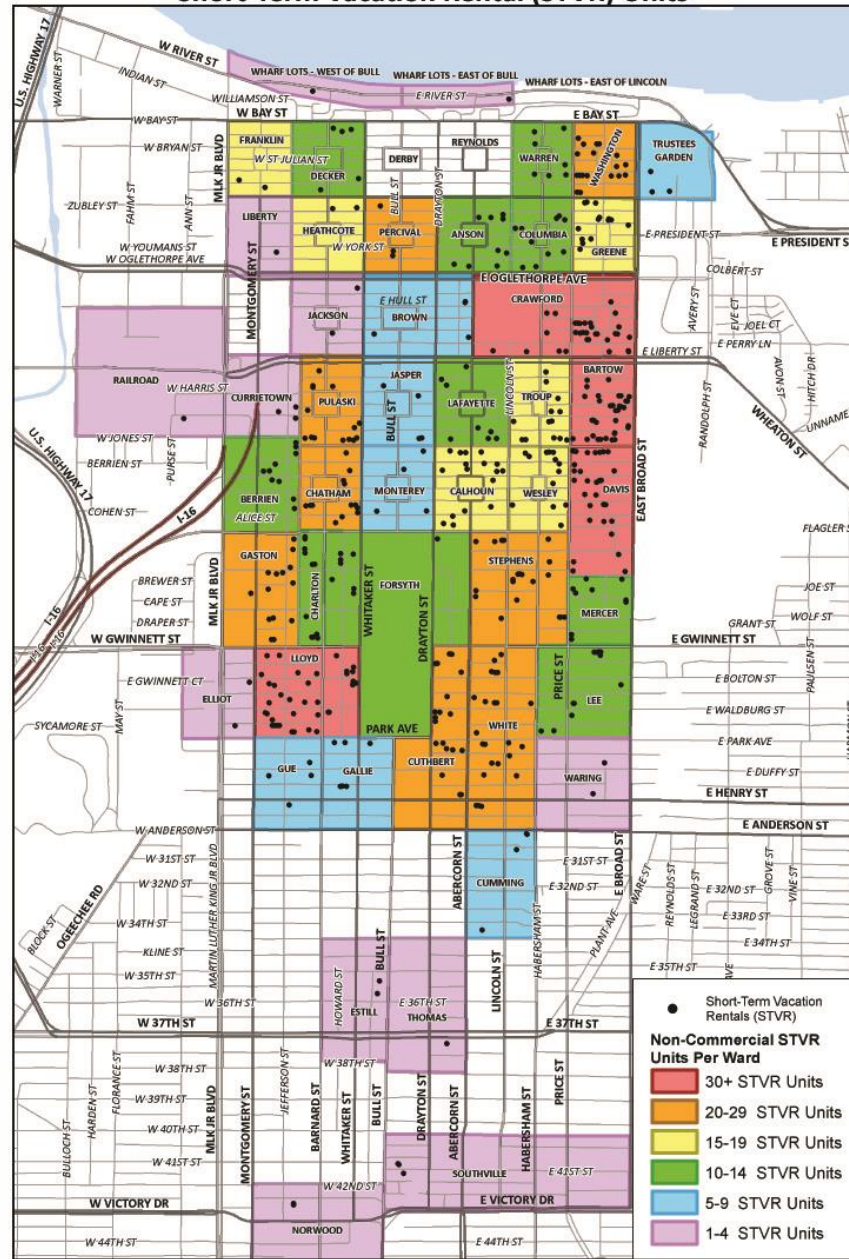


# Wards with Short-Term Vacation Rental (STVR) Units





# Wards with Non-Commercial Short-Term Vacation Rental (STVR) Units



26 MAY 2017

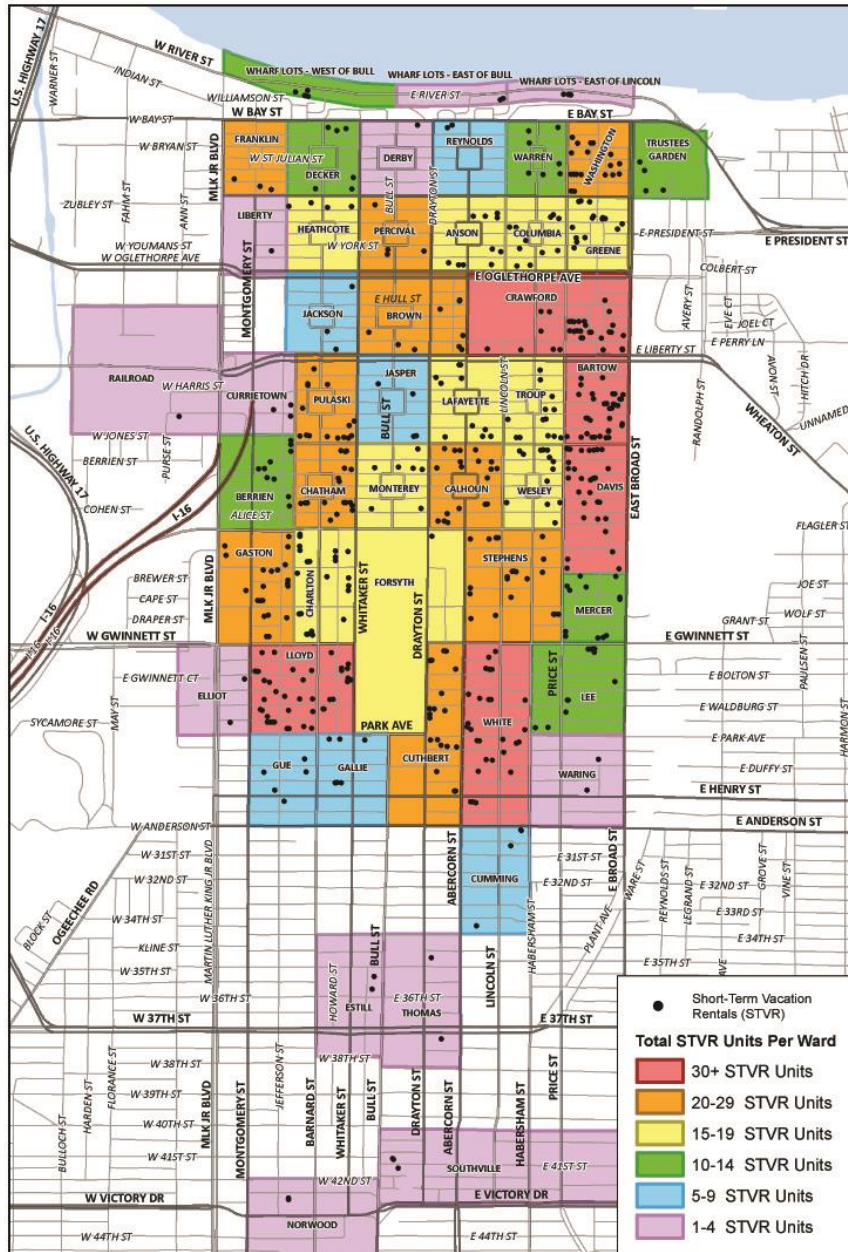
CITY OF *savannah*

0 1,000 2,000 3,000 4,000 Feet

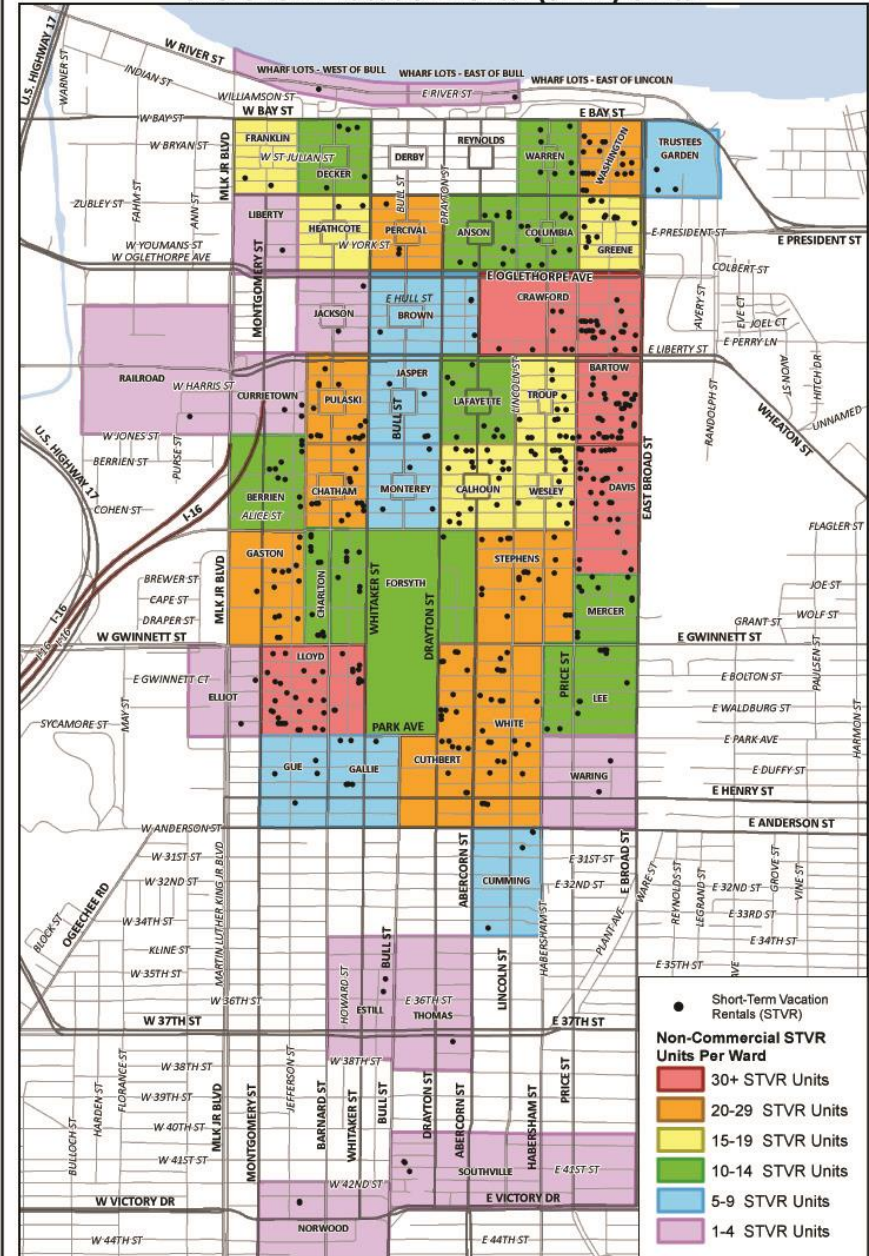




# Wards with Short-Term Vacation Rental (STVR) Units



# Wards with Non-Commercial Short-Term Vacation Rental (STVR) Units



# MANAGING GROWTH?

- Review initial recommendations for:
  - Historic District
  - Victorian District
  - Mid-City District



# MANAGING GROWTH?

## ***Section 8-3133. Limitations on use of land or building by nonconforming uses.***

*The following limitations shall be placed on the use of a tract of land or the use of a building by a nonconforming use:*

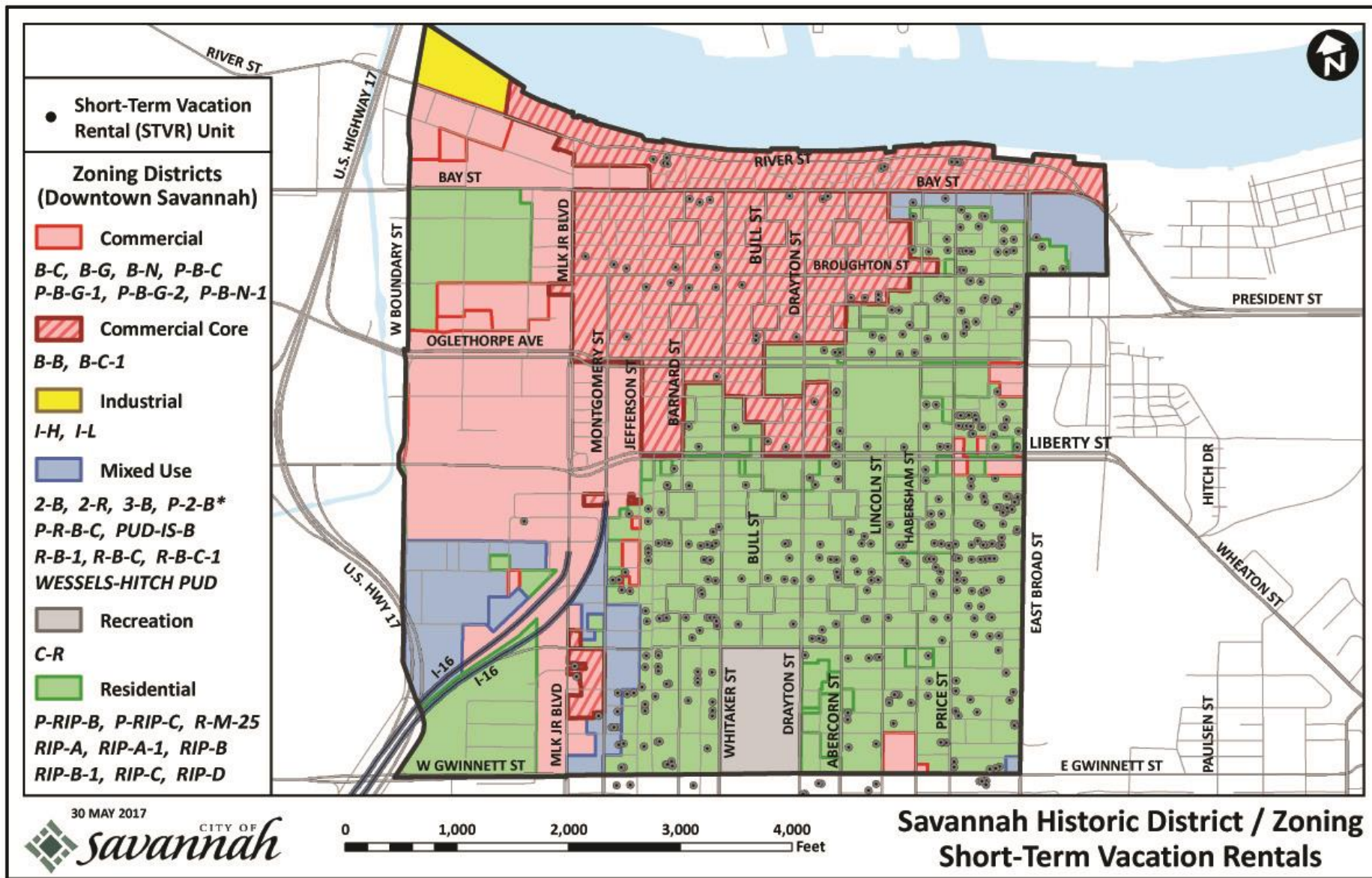
(a) *A tract of land which has housed a nonconforming use shall not be reopened to a nonconforming use after it has remained vacant for a period of six months.*

(b) *A building which is designed to house one or more of the conforming uses in the district in which such building is located shall not be reoccupied by a nonconforming use after it has been vacant of a nonconforming use for a continuous period of 12 months. Evidence that a building has been occupied by a nonconforming use shall be either by a business license from the city of sworn affidavit.*

**If changes are made to the ordinances regulating STVRs in a way which makes some existing use non-conforming, the future use would be governed by the nonconforming use provisions of the zoning ordinance.**







# MANAGING GROWTH?

In the Historic District:

- Within the mixed-use residential districts, as of [date of ordinance adoption], such use is permitted only within one dwelling unit on the premise and only when the principal residence is owner-occupied.
- Within the mixed-use commercial districts, as of [date of ordinance adoption], within any building with at least three dwelling units, such use is limited to no more than two dwelling units or 50% of all dwelling units, whichever is less. Where the calculation results in a fraction, the number shall be rounded down.
- The provision does not apply to the BC-1 and B-B districts.



# MANAGING GROWTH?

- **Owner occupancy requirement in primarily mixed-use, residential areas:**
  - How do we define owner-occupant?
  - Should language include properties adjacent to owner's property?
- **Should we limit it to just one dwelling unit?**

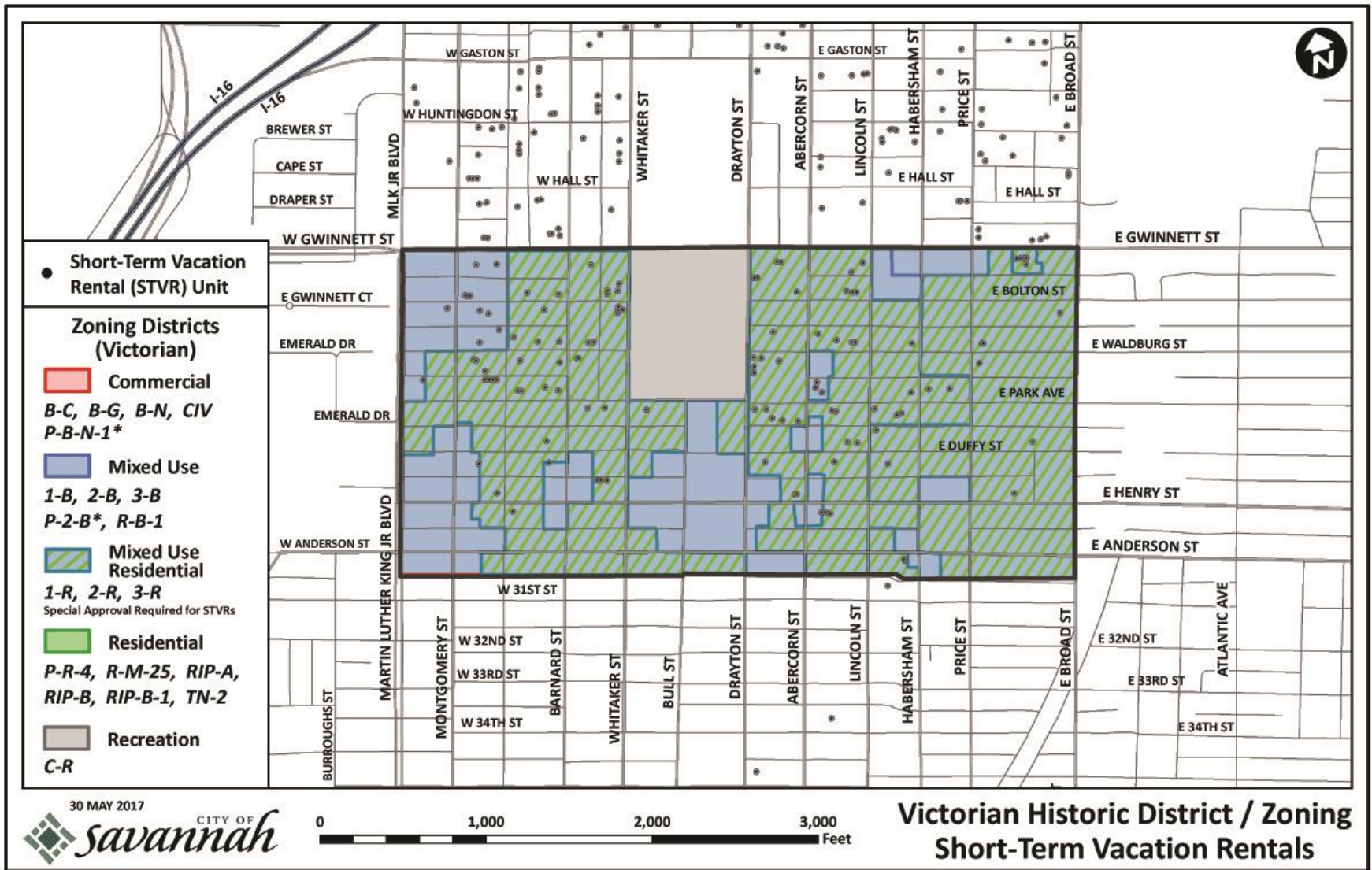


# MANAGING GROWTH?

- **One certificate per parcel when there are multiple dwelling units?**
  - No more than 6 dwelling units per building can be licensed as STVR at the same time (Chicago)
  - No more than 9 STVR shall be rented on one lot; 10+ STVRs require additional approval as accommodation (Charleston)





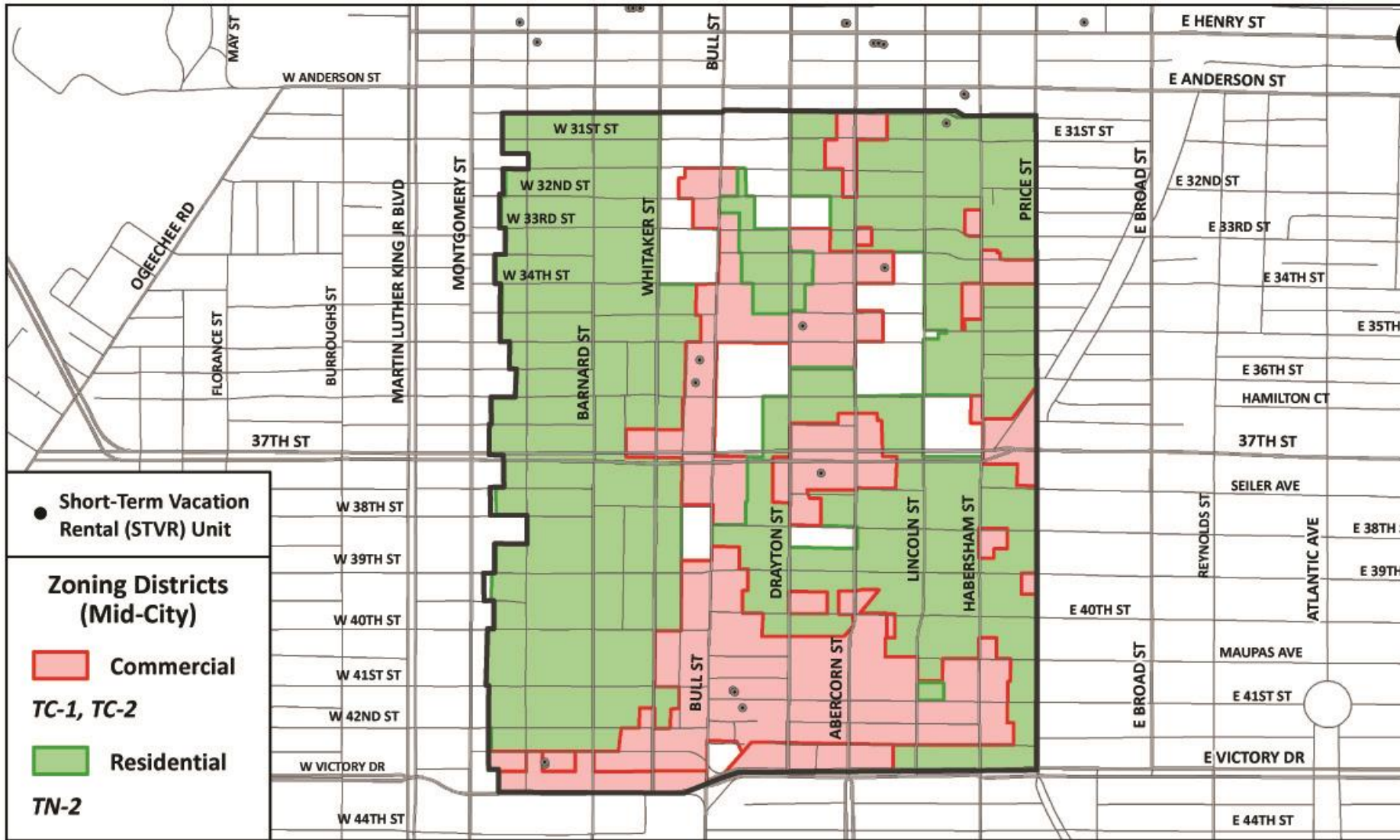


# MANAGING GROWTH?

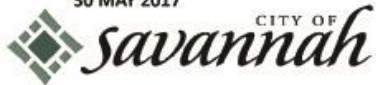
## In the Victorian District:

- As of [date of the adoption of the ordinance], in the mixed-use residential districts, such use is permitted only within one dwelling unit on the premise and only when the principal residence is owner-occupied.
- The use will be a matter of right and not required to go through the Zoning Board of Appeals.
- As of [date of ordinance adoption], in the mixed use commercial districts, such use within a multi-family building is limited to no more than two dwelling units or 50% of all dwelling units, whichever is less.





30 MAY 2017



**Mid-City Historic District / Zoning**  
**Short-Term Vacation Rental**



# MANAGING GROWTH?

- Examine occupancy rate
  - Option A: The number of occupants shall not exceed two adults per bedroom ~~plus two adults~~ for each dwelling, subject to the verification of building code compliance by the Zoning Administrator
  - Option B: The number of occupants shall not exceed two adults per bedroom plus two adults for a one bedroom dwelling or two adults per bedroom for a dwelling with more than one bedroom, subject to the verification of building code compliance by the Zoning Administrator



# MANAGING GROWTH?

- **Limit rentals to x days a year**
  - Modify certificate system to provide a tiered system

**<30 days**

- Permit in residential areas
- Owner occupant?

**31-90 days**

- Permit in residential areas
- Owner occupant?

**91-180**

- Permit in residential areas
- Owner occupant?

**>181 days**

- Only permit in commercial areas
- No limits





# NEXT STEPS

- Next meetings:
  - Managing Growth: Mon, June 5, 1:00PM
  - Administrative Enhancements: Mon, June 5, 2:30PM
  - Both meetings: City Hall, 2<sup>nd</sup> Floor Media Room
- Updates posted on: [www.savannahga.gov/stvr](http://www.savannahga.gov/stvr)
  - Updates on stakeholder meetings to include presentations & supporting documents
  - Upcoming meeting dates

